

Township of Dennis  
571 Petersburg Road  
Dennisville, NJ 08214

The application with supporting documentation must be filed with the Planning Board Administrator between the first(1st) and fifteenth (15<sup>th</sup>) of the month prior to the scheduled meeting and must be delivered to the professionals for review at least twenty-one (21) days prior to the meeting at which time the application is to be heard.

**TO BE COMPLETED BY TOWNSHIP STAFF ONLY**

Date Filed: \_\_\_\_\_ Application No. \_\_\_\_\_  
Application Fee: \_\_\_\_\_ Escrow Deposit: \$ \_\_\_\_\_

Scheduled for: Review of Completeness \_\_\_\_\_ Hearing \_\_\_\_\_

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**TO BE COMPLETED BY APPLICANT**

**1. SUBJECT PROPERTY:**

Location: 2573 Route 9, Ocean View, NJ 08230

Tax Map:

Page: 26 & 27

Block(s) 236

Lot(s) 9 & 10

Dimensions:

Frontage: 60'

Depth: 103.53'

Total Area: 0.143 Acres

**2. APPLICANT:**

Name: Shoreside Legal, LLC

Address: PO Box 106, Ocean View, NJ 08230

Phone: (609)-636-9799

Applicant is a Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_ LLC X

**3. DISCLOSURE STATEMENT:**

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. (Attach pages as necessary to fully comply)

Name: Justin Turner

Address: 2555 Route 9, Ocean View, NJ 08230

Interest: 100%

**4. If Owner is other than the Applicant, provide the following information on the**

Owner(s):

Owner's Name: Turner Partners, L.P.

Phone No.:(609)-536-9799

Owner's Address: P.O. Box 607  
Ocean View, NJ 08230

## 5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed, must be submitted for review and must be written in comprehensible English for approval.

**Note:** All deed restrictions, covenants, easements, association by-laws, existing or proposed, must be written in comprehensible English for approval.

Present use of the premises: Single family home

**Applicant's Attorney:** Justin Turner, Esq.  
Address: PO Box 106, Ocean View, NJ 08230  
Email address: jturner@capelegal.com

Phone No: (609)-536-9799

**6. Applicant's Engineer:** Gibson Associates, PA  
Address: 522 Sea Isle Blvd., Ocean View, NJ 08230  
Email address: lscheidt@gibsonassoc.com

Phone No: (609)-624-1944

**7. Applicant's Planning Consultant:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Email address: \_\_\_\_\_

Phone No.:( ) \_\_\_\_\_  
Fax No.:( ) \_\_\_\_\_

**Applicant's Traffic Engineer:** \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.:( ) \_\_\_\_\_  
Fax No.:( ) \_\_\_\_\_

1. **List any other Expert** who will submit a report or who will testify for the applicant:  
(Attach additional sheets as may be necessary)

Name: \_\_\_\_\_ Phone No.:( ) \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_ Fax No.:( ) \_\_\_\_\_  
Address: \_\_\_\_\_

2. **APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

### SUBDIVISION:

\_\_\_\_\_ Minor Subdivision Approval  
\_\_\_\_\_ Subdivision Approval (Preliminary)  
\_\_\_\_\_ Subdivision Approval (Final)

Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(include remainder lot) (if applicable)

### SITE PLAN:

\_\_\_\_\_X\_\_\_\_\_ Preliminary Site Plan Approval \_\_\_\_\_ (Phases if applicable)

X   Final Site Plan Approval            (Phases if applicable)  
           Amendment or Revision to an Approved Site Plan

           Area to be disturbed (square footage)  
           Total Number of proposed dwelling units

  X   Variance Relief (hardship) N.J.S. (40:55D-70c(1))  
  X   Variance Relief (substantial benefit) N.J.S. (40:55D-70c(2))  
           Conditional Use Approval N.J.S. ( 40:55D-67)  
           Direct issuance of a permit for a lot lacking street frontage  
(N.J.S. 40:55d-35)

3. **Section(s) of Ordinance** from which a variance is requested: Please see attached addendum.
4. **Waivers Requested** of Development Standards and/or Submission Requirements: (Attach additional pages as needed): Please see attached addendum.
5.
  - a. **Attach a copy of the Notice** to appear in the official newspaper of the Municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.
  - b. **The publication and the service** on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the Hearing.
  - c. **An Affidavit of Service** on all property owners and a Proof of Publication must be filed before the application will be complete and the hearing can proceed.
6. **Explain in detail** the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed): SEE ADDENDUM
7. **Is a public water** line available? NO
8. **Is public sanitary** sewer available? NO
9. **Does the application** propose a well and septic system? NO CHANGE
10. **Have any proposed** new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
11. **Are any off-tract** improvements required or proposed? YES. THE PROJECT INVOLVES A PROPOSED SHARED DRIVEWAY WITH THE ADJOINING LOT. THE ADJOINING LOT IS UNDER COMMON OWNERSHIP AND WILL EXECUTE AN EASEMENT AS REQUIRED.
12. **Is the subdivision** to be filed by Deed or Plat? NO SUBDIVISION PROPOSED
13. **What form of security** does the applicant propose to provide as performance and

maintenance guarantees? WHATEVER THE BOARD SHOULD REQUIRE

14. **Other approvals** which may be required and date plans submitted:

	<u>Yes</u>	<u>No</u>	<u>Date Plans Submitted</u>
Dennis Township Municipal Utilities Auth.		NO	
Cape May County Health Department			
Cape May County Planning Board		NO	
Cape May County Soil Conservation Dist.		NO	
NJ Department of Environmental Protection		NO	
Sewer Extension Permit		NO	
Sanitary Sewer Connection Permit		NO	
Stream Encroachment Permit		NO	
Waterfront Development Permit		NO	
Wetlands Permit		NO	
Tidal Wetlands Permit		NO	
Potable Water Construction Permit		NO	
NJ Department of Transportation		NO	
Pinelands Comm. Certificate of Filing		NO	
Public Service Electric & Gas Comp.		NO	
Other			

15. **Certification** from the Tax Collector that all taxes due on the subject property have been paid must be included with this application.

16. **List of Maps**, Reports and other materials accompanying the application. (Attach additional pages as required for complete listing)

Quantity	Description of Item
16	Addendums to Application
16	Sealed site plans
16	Renderings of ramp/stair proposal

**The Applicant** hereby request that copies of the reports of the professional staff reviewing this application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professionals listed.

Applicant's Professional                      Reports Requested:

Attorney: Justin Turner, Esq.                      Reports Requested: ALL

Engineer: Louis Scheidt, P.E.                      Reports Requested: ALL\_

## CERTIFICATIONS

17. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am a general partner of the partnership applicant. *(If the applicant is a corporation this must be signed by an authorized Corporate Officer. If the applicant is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me  
this 14 day of SEPT 2023.

Andrea L Markey  
Notary Public  
State of New Jersey

By: Justin Turner  
JUSTIN TURNER

**ANDREA L MARKEY**

**NOTARY PUBLIC**

**STATE OF NEW JERSEY**

**ID # 50032230**

**MY COMMISSION EXPIRES FEB. 11, 2026**

18. I certify that I am the owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representation and the same manner as if I were the applicant. *(If the owner is a corporation, this must be signed by an authorized Corporate Officer. If the owner is a partnership, this must be signed by a general partner.)*

Sworn to and subscribed before me  
this 14 day of SEPT 23.

Andrea L Markey  
Notary Public  
State of New Jersey

By: Douglas Turner  
DOUGLAS TURNER

**ANDREA L MARKEY**

**NOTARY PUBLIC**

**STATE OF NEW JERSEY**

**ID # 50032230**

**MY COMMISSION EXPIRES FEB. 11, 2026**

19. I understand that the sum of \$5000.00 has been deposited in an escrow account. In accordance with the Ordinance of the Township of Dennis, I further understand that the escrow account is established to cover the professional services including engineering, planning, legal and other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date: 9/14/23

by: Justin Turner

ANTHONY J. LARKEY  
NEW YORK  
STATE OF NEW YORK  
IN SENATE  
JANUARY 11, 1911

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**ADDENDUM TO APPLICATION  
SHORESIDE LEGAL, LLC  
2573 Route 9, Ocean View, NJ 08230  
Block 235, Lots 9 and 10**

Applicant, Justin Turner, Esq., of Shoreside Legal, LLC, seeks relief to be able to utilize an existing single-family home as a law office, a principal permitted use in the OVC zone.

The proposed changes to the lot will increase handicap access to the building by installing a ramp and creating a handicap parking space. Apart from creating two parking additional non-handicap parking spaces, installing one permitted sign, and the work to improve access to the property, no changes to the footprint of the existing structure are proposed.

Applicant will improve the existing driveway shared with the adjoining lot to accommodate the proposed parking spaces. The adjoining lot owned by the Turner family, who has consented to the execution of an easement allowing for shared use of the driveway.

Applicant requests the following relief:

1. Minimum Lot Area
2. Minimum Lot Width
3. Minimum Lot Depth
4. Minimum Primary Street Façade Build to Line
5. Minimum Front Build to Line
6. Minimum Side Build to Line
7. Minimum Rear Build to Line
8. Minimum First Floor Ceiling Height
9. Minimum Parking Distance from Front Lot Line
10. Minimum Parking Distance from Side Lot Line
11. Minimum Parking Distance from Rear Lot Line
12. Variance for Complying with Architectural Requirements
13. Variance for Number of Parking Spaces
14. Variance for Curbing
15. Waiver of Site Plan Scale Requirements
16. Waiver of providing existing site contours within 50' of tract boundaries
17. Waiver of illustration of site in relation to all remaining lands in applicant's ownership
18. Waiver of rendering of a floor plan of the building
19. Waiver of providing location of lights, lighting standards, signs, and driveways within 100' of the tract
20. Waiver of providing a traffic impact study
21. Waiver of providing an environmental impact study



22. Waiver of providing a cross section of the driveway
23. Any and all additional variances and/or design waivers that may be deemed necessary.

The Board may grant the proposed relief because much of the requested variances relate to pre-existing non-conforming conditions not impacted by the proposed project. The remaining variance requests result from providing handicap accessibility and additional parking for the office, which is limited by the pre-existing conditions. This application serves the public good by allowing for increased access to those with disabilities, and bringing the use of the building more in conformity with uses contemplated by the zoning ordinance.